

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – FEBRUARY 16, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, February 16, 2005, at the Township Municipal Building by Dave Johnson.

Present: Chris Eckert, Matt Connell, Dave Johnson, Jim Connor, Dave Gordon, Atty. Tim McManus, Engineer Chris McDermott and Planning Director Dave Albright.

Absent: Larry Smith and Dick Rodenbach.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Jim Connor, seconded by Chris Eckert it was voted to approve the minutes of the January 19 meeting, as distributed. (5-0)

Submittals:

Jackett & Kramer. (Land Development Plan) George Fetch. This plan is adjacent to the Brodheadsville Inn and the Kresge Funeral Home. It is being renovated into four retail offices. On motion made by Matt Connell, seconded by Jim Connor it was voted to accept this plan for review. (5-0) (Plan date 2/4/05) (SEO comments: reserve area testing required)

Plan Review:

Kal Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan, and asked to table for tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/93) (Tabled 12-17-03-2/16/05) (**Open-ended waiver signed 1/21/04**) (SEO comments: testing complete planning module ready for review)

Ianuale A. Lewis (Lot line adjustment) HMG Engineering, LTD. On motion made by Jim Connor, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-1/19/05, 2/16/05) (**Open-ended waiver signed 10/1/04**) (SEO comments: no testing required)

Effort Mini Storage (Preliminary & Final Land Development) Niclaus Engineering. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan tonight. (5-0) (Plan date 10/5/04) (Received 10/5/04) (Accepted 10/20/04) (Tabled 12/15/04, 1/19/05, and 2/16/05) (**Open-ended waiver signed 12/15/04**) (SEO comments: existing system including tanks and lift stations should be shown on the plan)

Calderone, Joseph (Minor Subdivision) Lawrence Bailey P.E. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan tonight. (5-0) (Received 11/4/04) (Accepted 11/17/04) (Tabled 12/15/04, 1/19/05, and 2/16/05) (**Open-ended waiver signed 2/1/05**) (SEO comments: testing completed, planning module incomplete).

Wentz, Jessica (Preliminary Land Development Plan) Keystone Consulting Engineers. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 11/22/04) (Received 11/24/04) (Accepted 12/15/04) (**90-day review ends 3/15/05**) (SEO comments: testing complete planning module required)

Greer, James (Land Development Plan) Effort Associates, Inc. Mike Lalli was present on behalf of this plan. Engineer Chris McDermott's letter of February 14 was reviewed. On motion made by Matt Connell, seconded by Jim Connor it was voted to conditionally approve this plan subject to comment items 5 and 7 being addressed and approved by the Engineer. (5-0) (Plan date 11/12/04) (Received 11/24/04) (Accepted 12/15/04) (**90-day review ends 3/15/05**) (SEO comments: no flows submitted)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) *Engineer McDermott suggested the Commission visit this site.* (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (**90-day review ends 4/19/05**) (SEO comments: test results under review, no planning module submitted.)

Paradise Estates (Preliminary Plan) Niclaus Engineering (Plan date 1/4/05) Len Tusar was present on behalf of this plan, and asked to table for tonight due to their Attorney not being present. On motion made by Chris Eckert, seconded by Jim Connor it was voted to table this plan. (5-0) *Engineer McDermott suggested the Commission visit this site.* (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (**90-day review ends 4/1/05**) (SEO comments: testing under review in relation to new plan, no module submitted)

Audett, John (Land Development Plan) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer McDermott's letter of February 14 was reviewed. On motion made by Dave Gordon, seconded by Jim Connor it was voted to conditionally approve this plan subject to comment items 11, 12 and 13 being addressed and approved by the Engineer. (5-0) (Plan date 10/12/04) (Received 11/3/04) (Accepted 11/17/04) (Tabled 12/15/04) (**open-ended waiver signed 2/1/05**) (SEO comments: testing complete proposed flows not submitted)

Emerson Chase Subdivision. (Preliminary Major Subdivision) Boucher & James, Inc. Doug Holmstead was present on behalf of this plan. He told the commission the new TDR's have been submitted to the Zoning Officer, and he is working on a clarification with respect to the buffer zones. A lengthy discussion ensued on trails. Three waiver requests were brought before the Commission for approval they were as follows:

1. Section 1008.B.1.E – Waiver requested from the requirement to use the rainfall duration frequency tables for Pennsylvania, for pipe and swale sizing calculations.
2. Section 1008.F.3 Waiver requested from the requirement of having the emergency spillway and the outfall of the detention basin be lined with mortared riprap.
3. Section 1008.F.5 Waiver requested from the section requiring a minimum grade of 1.5 percent, directed to the outlet structure – for the grade at the bottom of basins.

On motion made by Jim Connor, seconded by Matt Connell it was voted to recommend approval of the above three waivers to the Supervisors (5-0)

The following waivers are still pending:

1. Section 1008.F.10 - Not to install stone beds.
2. Section 1014.D.3 - To be allowed to use gravel and natural trails instead of the Portland cement and/or bituminous asphalt indicated in the Ordinance.

Chris Borger was present to update the Commission on sewage and water issues. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan. (5-0)

(Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60-day 11/19/03) (90-day 2/11/04) (60-day 5/19/04), 8/15/04) (90-day 10/16/04) (90-day 1/13/05) (60-day 3/14/05) (revised 1/30/04, 2/11/04) (Tabled 1/21/04-12/15/04) (SEO comments: soils currently being performed by Del-Val soils) **(60-day waiver ends 3/14/05) (Need letter requesting additional 60-day waiver thru 5/14/05)**

Sketch plan. None.

Business from the Planning Commission. Schedule meeting dates for site inspection of Kern plan and Paradise Estates. The date was scheduled for Friday, February 25 at 4:00 p.m. to meet at the Township Building.

Planning Module approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Matt Connell it was voted to adjourn at 9:13 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary

